

SITE PLAN / SPECIAL PERMIT APPLICATION

WESTPORT PLANNING and ZONING COMMISSION

FOR OFFICE USE ONLY

- ☐ SITE PLAN
☐ SPECIAL PERMIT & SITE PLAN
☒ CAM SITE PLAN

Application # 19-065
Submission Date: 1-17-20
Receipt Date: 1-23-20
Fee: \$0 waived

1. Property Address (as listed in the Assessor's records) 44 Compo Mill Cove
2. Property ID# (9 Digits - staff will provide) _____ Zone: A
3. This property is connected to: ☐ Septic or ☒ Sewer
4. Does this project involve demolition of structures 50+ yrs old or more? ☒ No ☐ If Yes = Visit HDC Rm 108, 341-1184.
5. Applicant's Name Compo Cove LLC. - Robin Tauck Daytime Tel # 203-919-2000
Applicant's Full Address 223 Hillspoint Road Zip Code 06880
E-Mail: rtauck@robintauck.com

NOTE: Below List Owner's Name(s) as it appears on the **DEED** (No abbreviations) If more space needed submit list.

6. Property Owner's Name Compo Cove LLC. - Robin Tauck, Member Daytime Tel # 203-919-2000
Property Owner's Address 223 Hillspoint Road Zip Code: 06880
E-Mail: rtauck@robintauck.com
7. Agent's Name (if different): Azure Dee Sleicher Daytime Tel # 203-377-0663
Agent's Address 611 Access Road Zip Code: 06615
E-Mail: azuredee@racecoastal.com
8. Zoning Board of Appeals Case # (if any) N/A
9. Existing Uses of Property: Residential lot
10. Describe Proposed Project: Raise an existing pre-1995 seawall 36" above its existing elevation. Place beach nourishment sediment as a planted dune waterward of the existing seawall. The planted dune will extend from the existing seawall to an elevation landward of the Coastal Jurisdiction Line.

11. For Special Permits, please indicate the Special Permit Use and the specific section of the Zoning Regulations requiring a Special Permit for this use: N/A
12. This property ☐ Is ☒ Is Not within 500 feet of an adjoining municipality.
13. List your Estimated time needed for your presentation at hearing: 10 Minutes

The P&Z Director, his/her designee, or the P&Z Commission may require an applicant to pay for hiring one or more outside consultants to assist the P&Z staff and Commission in analyzing, reviewing and reporting on areas requiring technical review.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the zoning application.

Robin Tauck
Applicant's Signature (If different than owner)

Owner's Signature (Must be signed)

1. If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3

Part II.A.

The project consists of raising the existing pre-1995 concrete seawall located at 44 Compo Mill Cove. The pre-1995 seawall is protecting a pre-1995 dwelling that is located on the site. Beach nourishment sediment as a planted dune will be added waterward of the seawall and will be regraded to meet the existing contours of the project site. The project site is located adjacent to Compo Mill Cove of the Long Island Sound where its beach has a history of variable sediment erosion and accretion rates due to significant storm events. Excess amounts of sand have collected along the existing beach and have buried large portions of the existing seawall. The existing seawall is located approximately 40 feet landward of Mean High Water.

The Applicant is proposing to add resiliency to the property and to the pre-1995 dwelling through the modification of the existing concrete seawall and a planted dune. The top of the seawall has an existing elevation of approximately +8 feet NAVD 88 and will be raised 36 inches above its existing elevation to a proposed approximate elevation of +11 feet NAVD 88. The proposed concrete seawall with stone veneer will have a width of approximately 24 inches. A concrete patio with Ipe wood decking will be constructed landward of the seawall at an approximate elevation of 9 feet NAVD 88. The proposed dune will abut the existing seawall on its waterward side and will have an approximate top of dune elevation of +9 feet NAVD 88, approximately two feet lower than the top of the modified seawall. The dune will slope at 1V:4H beginning at an average elevation of +9 feet NAVD 88 and will continue seaward until it intersects with the existing grade landward of the Coastal Jurisdiction Line (approximately El. +5.5 feet). The modification of the existing seawall and planted dune will provide the Applicant with two levels of waterward protection during significant storm events and from deflected waves from adjacent flood and erosion control structures. Since the planted dune is landward of the CJL, it is anticipated that it will not be significantly impacted during normal tides or small storm events, but will require frequent replenishment to maintain.

The dune will supply the site with its first level of protection. As the sand may be subject to erosion during significant storm events, the elevated seawall will provide the pre-1995 dwelling and the project site with a second, and more substantial level of protection. Vegetative growth will be stimulated with the placement of a natural fiber blanket on top of the dune sand and will be planted with native beach grass. The combination of the natural fiber blanket and the native beach grass plantings will create a vegetated dune.

It is anticipated that the concrete for the modification to the seawall will be fabricated on site. Laborers will use a portable concrete mixer to form the concrete and will pour it in forms and in place along the existing seawall. The concrete patio will also be formed and poured in place. Sand will be imported and delivered to the project site via barge (parked nearshore) or trucked and carted in to the site with small equipment. Grading will be performed using rakes and shovels as required. Once complete, the natural fiber blanket will be laid on top of the dune template and will be planted with native beach grass.

Part VI.

General Development – CGS 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)

- The proposed work in its entirety will be performed landward of the Coastal Jurisdiction Line. Construction of the proposed work allows the use of the water resources of the coastal area without significant disruption of the natural environment.

Water-Dependent Uses - CGS § 22a-92(a)(3) and 22a-92(b)(1)(A); definition CGS § 22a-93(16)



- The purpose of the proposed work is to increase the resiliency of the pre-1995 dwelling and the project site to significant storm events. Increasing resiliency at the site will allow the Applicant to use the site for water-dependent recreational activities such as swimming, fishing, boating and reflection.

Coastal Structures and Filling - CGS § 22a-92(b)(1)(D)

- The proposed work in its entirety will be performed and placed landward of the Coastal Jurisdiction Line. The dune will be located landward of the CJL to discourage movement by daily tides and minor storm activity. It is anticipated that the proposed dune will be affected by significant storm events, requiring the secondary layer of protection by modifying the existing pre-1995 seawall, in order to protect the historic dwelling.



Property Location
Vision ID 1502

44 COMPO MILL COVE

Account # 5528

Map ID E04// 094/000 /

Bldg # 1

Utilities

STRT / ROAD

LOCATION

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101L

Print Date 1/2/2020 7:18:25 PM

CURRENT OWNER

COMPO COVE LLC

ROBIN TAUCK, MEMBER

223 HILLSPPOINT RD

TOPO

6 Septic

2 Public Water

UTILITIES

2 Private

STRT / ROAD

1

LOCATION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

Alt Prcl ID

5448191-A

Lift Hse

Historic ID

143

Census

506

WestportC

K16

Survey Ma

7762

GIS ID

E04094000

Assoc Pld#

1

COMPO COVE LLC

WEISMAN LAWRENCE P TRUSTEE

GALLAGHER VIRGINIA ET ALS TRTS

Code

06880

CT

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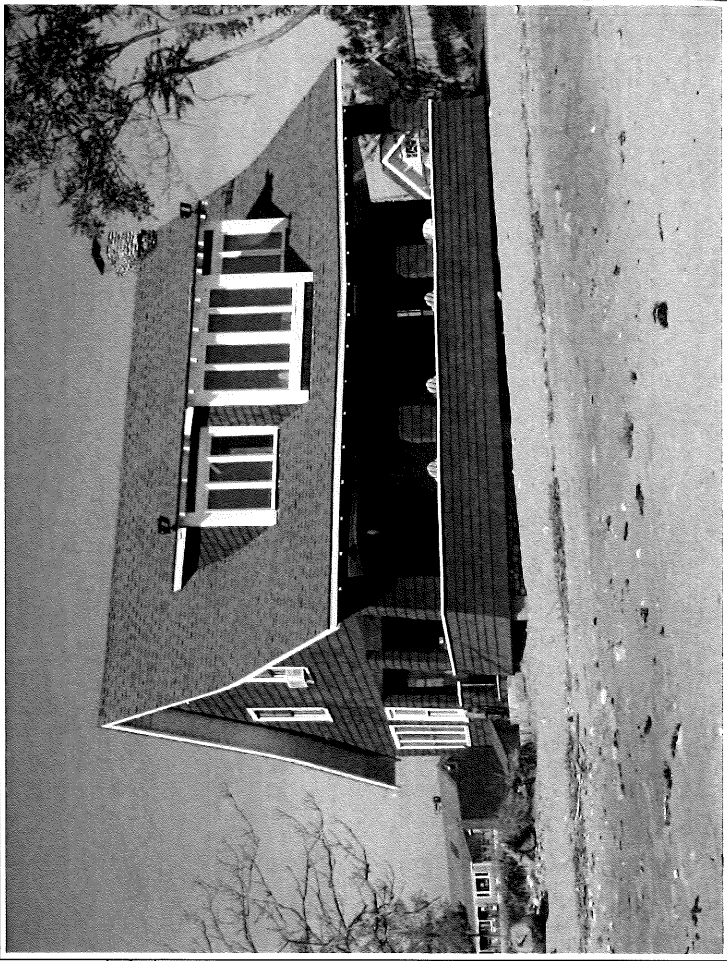
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Year

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Code

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style:	04	Cape Cod	Fireplaces	1								
Model	01	Residential	Ceiling Height	8.00								
Grade:	08	C	Elevator									
Stories:	1.50											
Occupancy	1		CONDO DATA									
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne						
Exterior Wall 2					B	S						
Roof Structure:	03	Gable	Adjust Type	Code	Description	Factor%						
Roof Cover	03	Asphalt Shingl	Condo Flr									
Interior Wall 1	01	Minimum	Condo Unit									
Interior Wall 2			COST / MARKET VALUATION									
Interior Fir 1	09	Pine/Soft Wood	Building Value New			221,420						
Interior Fir 2	08	Average										
Heat Fuel	00	None										
Heat Type:	01	None	Year Built			1910						
AC Type:	01	None	Effective Year Built									
Total Bedrooms	04	4 Bedrooms	Depreciation Code		A							
Total Bthrms:	1	1 Full Bath	Remodel Rating		MD							
Total Half Baths	1	1 Half Bath	Year Remodeled		2017							
Total Xtra Fixtrs	1		Depreciation %		29							
Total Rooms:	6	6 Rooms	Functional Obsol									
Bath Style:	02	Average	External Obsol									
Kitchen Style:	02		Trend Factor		1							
Kitchens	1		Condition									
Whirlpool Tubs			Condition %		71							
Hot Tubs			Percent Good									
Sauna (SF Area			Cns Sect Rcnld		157,200							
Fin Basement			Dep % Ovr									
Fin Bsmt Qual			Dep Ovr Comment									
Bsmt. Garages	0		Misc Imp Ovr									
Interior Cond	A		Misc Imp Ovr Comment									
Fireplaces	1		Cost to Cure Ovr									
Ceiling Height	8.00		Cost to Cure Ovr Comment									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor		744	744	744	120.34	89,533					
BSM	Basement Area		0	462	462	23.96	11,071					
FHS	Half Story, Finished		277	462	462	72.15	33,334					
FOP	Porch, Open		0	0	0	23.94	8,664					
FUS	Upper Story, Finished		522	522	522	120.34	62,817					
PRS	Piers		0	282	282	0.00	0					
Ttl Gross Liv / Lease Area			1,543	2,834		205,419						



WESTPORT, & Z. G.



Westport and its mapping contractors assume no legal responsibility for the information contained herein.

Westport CT Web GIS Map Legend

- [illegible]



N

44 Compo Mill Cove

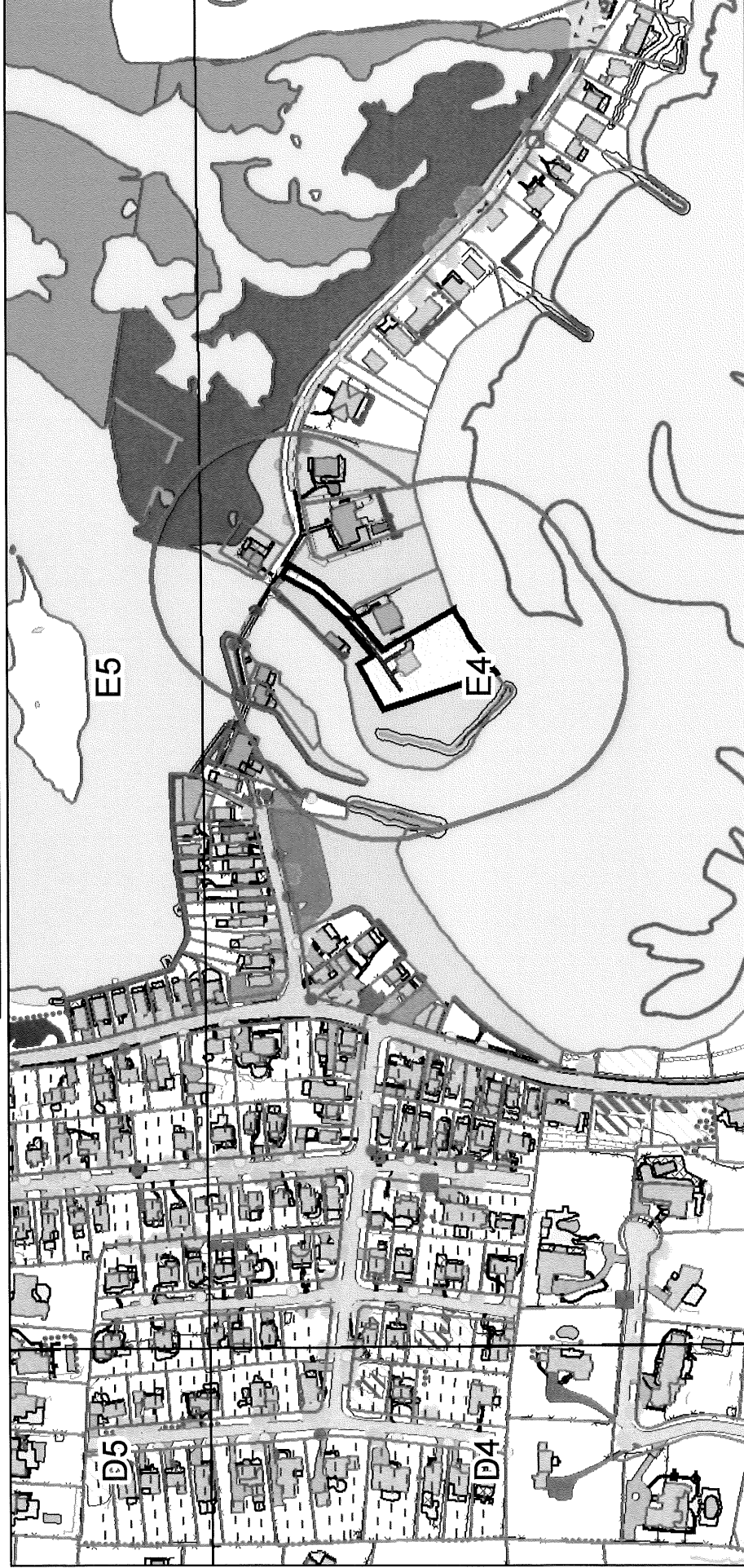
Westport, CT

CAI Technologies
Precise Mapping. Geospatial Solutions.

1 inch = 300 Feet



January 14, 2020



	Grid Index
	PRIV ROW
	Parcel Lines - No Ortho
	Original Parcel Lines

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

RECEIVED
JAN 17 2020
WESTPORT P. & Z. O.



250 foot Abutters List Report

Westport, CT
January 14, 2020

Subject Property:

Parcel Number: E04094000
CAMA Number: E04094000
Property Address: 44 COMPO MILL COVE

Mailing Address: COMPO COVE LLC
223 HILLSPPOINT RD
WESTPORT, CT 6880

RECEIVED
JAN 17 2020
WESTPORT H & Z

Abutters:

Parcel Number: E04071000
CAMA Number: E04071000
Property Address: COMPO MILL COVE

Mailing Address: NORTHROP JEFF A TRUSTEES
100 COMPO MILL COVE
WESTPORT, CT 6880

Parcel Number: E04072000
CAMA Number: E04072000
Property Address: 43 COMPO MILL COVE

Mailing Address: EISENBERG DOUGLAS AND FRIEDMAN
ANDREA
43 COMPO MILL COVE
WESTPORT, CT 6880

Parcel Number: E04073000
CAMA Number: E04073000
Property Address: COMPO MILL COVE

Mailing Address: COMPO COVE PARK ASSOCIATION
54 COMPO MILL COVE
WESTPORT, CT 6880

Parcel Number: E04090000
CAMA Number: E04090000
Property Address: 52 COMPO MILL COVE

Mailing Address: SCHATTMAN CLAUDIA K & GLENN L
52 COMPO MILL COVE
WESTPORT, CT 6880

Parcel Number: E04091000
CAMA Number: E04091000
Property Address: 50 COMPO MILL COVE

Mailing Address: MALPESO PASQUALE J JR
50 COMPO MILL COVE
WESTPORT, CT 6880

Parcel Number: E04092000
CAMA Number: E04092000
Property Address: 48 COMPO MILL COVE

Mailing Address: 48 MILL COVE LLC
44 COMPO MILL COVE
WESTPORT, CT 6880

Parcel Number: E04093000
CAMA Number: E04093000
Property Address: 46 COMPO MILL COVE

Mailing Address: SUMMER & SPRING LLC
46 COMPO MILL COVE
WESTPORT, CT 6880

Parcel Number: E04095000
CAMA Number: E04095000
Property Address: 42 COMPO MILL COVE

Mailing Address: COMPO COVE LLC
223 HILLSPPOINT RD
WESTPORT, CT 6880

Parcel Number: E04096000
CAMA Number: E04096000
Property Address: COMPO MILL COVE

Mailing Address: NORTHROP JEFF A TRUSTEE
100 COMPO MILL COVE
WESTPORT, CT 6880

Parcel Number: E04097000
CAMA Number: E04097000
Property Address: 40 OLD MILL RD

Mailing Address: TOWN OF WESTPORT
110 MYRTLE AVE
WESTPORT, CT 6880



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1/14/2020

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250 foot Abutters List Report

Westport, CT
January 14, 2020

Parcel Number: E04098000
CAMA Number: E04098000
Property Address: 38 OLD MILL RD

Mailing Address: TOWN OF WESTPORT
110 MYRTLE AVE
WESTPORT, CT 6880

Parcel Number: E04099000
CAMA Number: E04099000
Property Address: 36 OLD MILL RD

Mailing Address: SONSINO ISAAC DAVID & ELLEN C
36 OLD MILL RD
WESTPORT, CT 6880

Parcel Number: E04100000
CAMA Number: E04100000
Property Address: OLD MILL RD

Mailing Address: WESTPORT TOWN OF
110 MYRTLE AVE
WESTPORT, CT 6880



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1/14/2020

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Page 2 of 2

Notice Letter

To whom it may concern:

Date Application Submitted: 01-17-2020

This letter is being sent to you to make you aware of the Application listed below.

Notice is hereby given that Compo Cove LLC has filed a CAM Application
(Print Applicant's Full Name) (List Type of Application)

For Listed Proposed Project Description below (Copy from Line #10):

Raise an existing pre-1995 seawall 36" above its existing elevation. Place beach nourishment sediment as a planted dune waterward
of the existing seawall. The planted dune will extend from the existing seawall to an elevation landward of the Coastal Jurisdiction Line. NHBD/SUB - 0001/B.

With the Town of Westport / *Planning and Zoning*

For approval for 44 Compo Mill Cove
(Address of Property)

The public hearing date for this application will be, scheduled at the discretion of the P&Z Commission.
A Legal Notice of Public Hearing for this application will be, published twice prior to the hearing in a local newspaper.

To view application details please:

Visit www.westportct.gov under *Planning & Zoning Department, Pending Applications*, or
Visit the P&Z office in room 203 at Town Hall, 110 Myrtle Ave, Westport, CT 06880. Monday - Friday 8:30 - 4:30

To submit a letter of support or objection for above project: Mail or E-mail letter to pandz@westportct.gov.

For Future Reference:

If you wish to receive E-mail Notifications of future hearings follow these directions:

1. Go to Town Website at www.westportct.gov.
2. On left tool bar Click: **Sign up for e-Notification**, Subscription page will open.
3. Type in your E-mail Address, *twice as requested*.
4. Click each **Board / Committee / Category** you want to receive E-mail Notifications from.
5. When you complete your selections, Click: **Subscribe**.
6. You will soon receive an E-mail confirmation.

Thank you, Compo Cove LLC
(Print Applicant's Full Name)



TOWN OF WESTPORT
CONSERVATION DEPARTMENT

TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

RECEIVED
JAN 17 2020
WESTPORT CT

DISCLAIMER: "Please note that the Town of Westport maps are to be used as a guide only and not be used as final indication of the presence or exact location of wetland soils. We **strongly recommend field verification of wetlands** for each parcel by a certified soil scientist. The Town of Westport, or its employees or directors, shall not be liable for any damages of any kind that the user may suffer as a result of use or reliance upon information provided."

**Inland Wetland & Watercourse and Waterway Protection Line Ordinance
Permit Determination**

Project Address: 44 Compo Mill Cove

Project Description: Raising Sea Wall w/ Associated Grading and Plantings

(For Internal Use Only: P&Z Department to send transmittal ____ Yes ____ No)

I. A Conservation Department Permit Not Required for the following reason(s):

1. ____ No Wetlands or Watercourses on site or within 50' of property line as determined by a **letter from soil scientist**.
2. ____ No wetlands or watercourses present as determined by **GIS research/file research** and or **inspection** by technical staff.
3. ____ No permit required for **this activity. A wetland permit is or may be required for any future work, which may include flagging of the wetland.**

II. A Conservation Department Permit IS REQUIRED for the following reason(s):

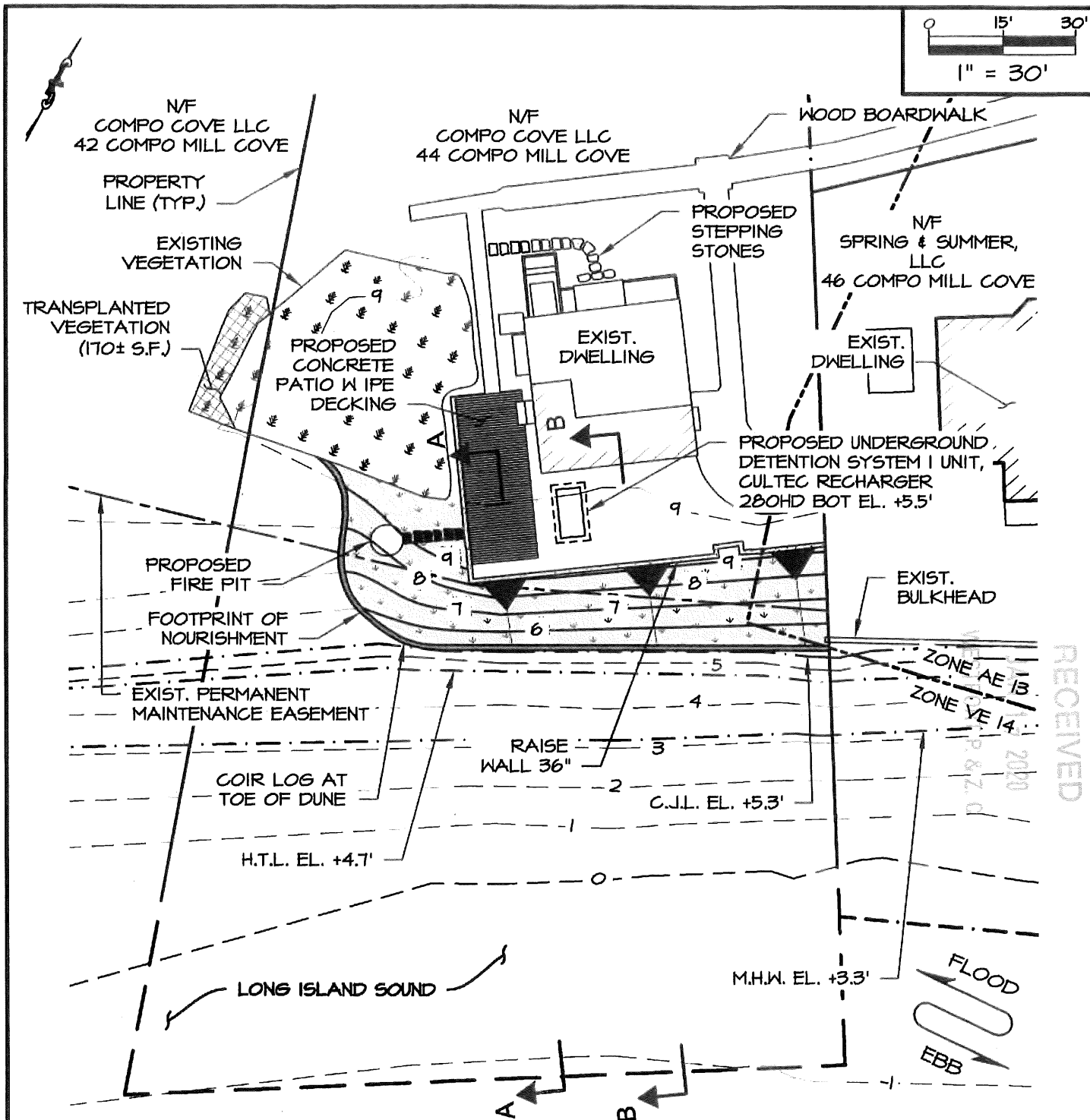
1. ____ Wetlands on property **flagged** by soil scientist.
2. ____ **GIS research/site visit** by technical staff confirmed wetlands or watercourse onsite.
3. ____ **Site Inspection Conducted/GIS research**– No Wetlands on property but within 50 ft. of property line.
4. ____ Project eligible for **staff-level approval. (AA)**
5. ____ Project requires **Conservation Commission** review and approval. **(Hearing)**

III. WPLO Determinations:

1. X **Property Outside WPLO** jurisdictional boundary.
2. ____ **Project Outside WPLO** jurisdictional boundary but on the property. **Conservation Department Permit Required. (WPL/E)**
3. ____ **Within WPLO** jurisdictional boundary. **Conservation Commission & Flood & Erosion Control Board Review Required. (Hearing)**
4. ____ **Within WPLO** jurisdictional boundary, but no permit required for **THIS** activity. A WPLO permit is or may be required for any future work.

Alicia Mozian
Conservation Technical Staff

01/17/2020
Date



ALL RIGHTS RESERVED.
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PROPOSED SITE PLAN

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

DRAWN BY: HNS	SEAL:	PROJECT:	 RACE COASTAL ENGINEERING 611 Access Road Stratford, CT 06615 Tel: 203-377-0663 www.racecoastal.com
CHECKED BY: ADS		DWELLING PROTECTION 44 COMPO MILL COVE WESTPORT, CT 06880	
DATUM: NACD 88		APPLICANT:	
SCALE: 1" = 30'		COMPO COVE LLC. 223 HILLSPPOINT ROAD WESTPORT, CT 06880	
DATE: 8/16/2019			
REV: 2 01/16/2020			
PROJECT #: 2018138	NOT VALID WITHOUT ENGINEER'S SEAL		DRAWING NO. 5 of 7